

MONTH-TO-MONTH AGREEMENT IS NEW TRICK OF LANDLORD

Such a Method Can Be Checked, Says Chairman of Mayor's Committee.

PRESENT LAWS AMPLE.

Probable New Legislation Will Make Tenant's Position Even Stronger.

Concerted action by landlords to force "trick" agreements on their tenants and so dodge the yearly rent increases granted by the emergency rent laws has been brought to the attention of the Mayor's Committee on Rent Profiteering.

Tenants in various parts of the city have been served with thirty-day notices to move Oct. 1, and at the same time they were handed an agreement by which they admitted they were month-to-month tenants, subject to dispossession in thirty days' notice.

This method apparently was adopted to enable landlords to begin hold-over proceedings Oct. 1, and show that tenants holding over after that date were doing so in defiance of the owner's rights. The emergency law provides that agreements not definitely specifying the term of occupancy shall extend to the first of October next following the beginning of possession. Thus, a tenant in possession after the first of next October would be deemed to have rights of possession until Oct. 1, 1921.

So many landlords employed the same tactics as to convince Arthur J. W. Hilly, Chairman of the Mayor's Committee, that they were being advised from the same source. He said any effort to nullify the rent laws by this method will fail. There is a flaw in the proceedings, he said, but would not disclose it because he did not want landlords to remedy their procedure in time to act against tenants.

MUST RECKON WITH SENATOR DOWLING'S BILL.

Another feature in the tenants' favor that the landlords have overlooked is the possibility of new emergency laws to be passed by the special sessions of the Legislature called by Gov. Smith for Sept. 20. Senator Dowling's bill providing a new method of determining a rental is presumed to be reasonable, pending definite legal proof to the contrary by landlord or tenant, would make it impossible for any landlord to dispossess a tenant. He could not charge a new tenant more than he would be allowed to charge the old one.

The Dowling bill, providing for the fixing of rentals on the basis of assessed valuation by adding 20 per cent. margin to the assessed valuation to allow for discrepancy, would give the landlord a 10 per cent. net return on this value, plus an additional percentage to cover operating costs. The lack of fixing this percentage for operating costs is a stumbling block in most of the efforts to establish a method fair to both landlords and tenants. Senator Dowling is gathering information from all available sources before whipping his bill into final condition.

The amount that will be added to a great deal of not practically all of the real estate in the city for the 1921 tax rolls will bring up assessed valuations to a point where, it has been suggested, it will be a more fair reflection of actual values than Senator Dowling's proposed 20 per cent. addition to the present values.

How rents have been boosted apparently out of proportion to the present assessed values is shown by records of the Mayor's Committee.

RENT INCREASES IN RELATION TO ASSESSMENTS.

Tenant at No. 701 West 179th Street reports to Mayor's Committee that McDowell Construction Company demands \$2.50 for apartment renting for \$35. Rate of increase, 50 per cent. Assessed value, \$285,000. If increased in proportion to rental, 1921 taxable value would be \$427,500.

Tenant at No. 148 West 103d Street reports to Mayor's Committee that Miss Estelle M. Allison, No. 32 West 123d Street, demands \$4 for apartment renting for \$35. Rate of increase, 30 per cent. Assessed value, \$23,000. If increased in proportion to rental, 1921 taxable value would be \$30,000.

Tenant at No. 374 Columbus Avenue reports to Mayor's Committee that Estate of Theresa M. J. O'Donnell demands \$2.50 for apartment renting for \$35. Rate of increase, 25 per cent. Assessed value, \$38,500. If increased in proportion to rental, 1921 taxable value would be \$48,125.

Tenant at No. 308 West 23d Street reports to Mayor's Committee that William Denison & Co., No. 150 Nassau Street, demands \$148 for apartment renting for \$35. Rate of increase, 50 per cent. Assessed value, \$95,000. If increased in proportion to rental, 1921 taxable value would be \$142,500.

Tenant at No. 1925 Crotona Parkway, Bronx, reports to Mayor's Committee that Daily Avenue Realty Company, Louis Schneider, President, No. 400 West 125th Street, Brooklyn, demands \$38.50 for apartment renting for \$47. Rate of increase, 25 per cent. Assessed value, \$50,000. If increased in proportion to rental, 1921 taxable value would be \$62,500.

\$5,000,000 IN GOLD COINING FOR PAYMENT ON FRENCH LOAN.

A shipment of \$5,000,000 in gold will leave France Saturday for the United States as part payment on France's share of the Anglo-French loan, maturing Oct. 15. It was announced yesterday by the French Finance Commission. From authoritative American sources it was learned this probably is the first of a series of gold shipments to this country which may amount to \$100,000,000.

Who Are the Five Most Beautiful Girls in the United States?

Here Is a Collection That Promises to Rank High in the List



VAN ORDINANCE TO STOP EXTORTION IS BEING DRAFTED

Law to Protect Public Urged by Evening World Drawn by Corporation Counsel.

A new moving van ordinance which will prohibit profiteering by movers of household furniture and at the same time provide for a fair profit for the van owners and decent wages for their employees is being drafted for The Evening World by Corporation Counsel O'Brien with the assistance of Commissioner of Accounts Highfield. These officials are acting under the direction of Mayor Hylan, who has sent a special message to the Board of Aldermen, in which he requests that body to consider anti-moving van profiteering legislation at next Wednesday's special meeting.

The present moving van ordinance is a joke. Its rates are far too low to meet present day conditions. But it contains a "special contract" clause, the "joker" in the measure, which permits the van owners to charge any fee they see fit.

The van owners, who are very strongly organized and who wield very powerful political influence in several Aldermanic districts, are opposed to any legislation. They are perfectly satisfied with the "special contract" clause, which permits them to profiteer to their hearts' content.

To-day the Public Thoroughfares Committee of the Board of Aldermen will take up again the question of regulating moving profiteers. However, it is not likely that anything will be done until The Evening World's ordinance is ready.

"As soon as The Evening World has its ordinance ready I am willing to do all within my power to secure its passage," said Chairman Michael Stapleton of the Public Welfare Committee. Majority Leader Collins of the Board of Aldermen repeatedly has given similar assurance, as has Republican leader Ferrand.

HAVE YOU A GOOD LANDLORD? TELL EVENING WORLD

Readers Asked to Tell of Any Fair With Tenants.

HAVE you a good landlord? A reader of The Evening World, appalled by the number of tenants forced to take their troubles to the Municipal Courts, has written to ask if New York landlords are cruel.

There must be some decent landlords in a big city like New York who have not raised rents or, at least, have been moderate and just with their tenants.

Its example will be a rebuke to bad ones. Write about him to The Evening World. Give his name and address, location of his property and tell why you consider him a good landlord. Address the Good Landlord Editor.

WHO ARE THE FIVE PRETTIEST GIRLS IN THE UNITED STATES?

THERE is only a short time left in which to select the five American Beauties who will vie with the English roll of beauty which was selected by E. O. Hoppe and recently appeared in The Evening World. When Mr. Hoppe came to New York and announced his intention of selecting the five prettiest in this country, the whole nation volunteered to come to his aid. By printing pictures of America's famous beauties, The Evening World has given its readers an opportunity to choose, as well as the chance to send in their own photographs to be considered. The hundreds of ballots and the fiercely contested ten first places have shown not only the great interest of our readers, but their good taste as well.

Tuesday The Evening World will print pictures of the ten women who appear on the list on that day. This means that if your favorites do not appear now and you wish them to be printed in the gallery which will mark the beginning of the last week of the contest, you should immediately fill out the coupon below. Or if they do appear, you should send in the ballot to make sure of their standing, and to give them a firm place before the deluge of final ballots which is certain to come next week.

When taking photographs this month Mr. Hoppe will study carefully the standing in The Evening World and will thereby be able to get, not an individual opinion, but a carefully tabulated consensus of the opinions of hundreds of readers.

It is not too late to send in photographs, if you believe that you know the most beautiful women in America. The pictures appearing have always been of women suggested by readers, and this practice will continue the final week. Those photographs which show remarkable beauty will be considered personally by Mr. Hoppe. Mark carefully on the back of the photo the woman's name and the address to which it is to be returned, and mail at once to the American Beauty Editor, The Evening World, New York City.

To-day's roll of beauty includes two Greater Boston girls, Misses Katherine Wilson and Mary Donovan. Misses Thelma Wood, Eve Dowling and Mary Donovan are all from this city.

The list of the ten foremost American Beauties, in the order of their standing to-day, according to the balloting by readers of The Evening World, is as follows:

1. Mrs. Lydia Hoyt.
2. Mrs. John Barrymore.
3. Mrs. Preston Gibson.
4. Miss Mary Millicent Rogers.
5. Mrs. Gurnee Munn.
6. Mrs. Charles B. Dillingham.
7. Mrs. Angier B. Duke.
8. Mrs. John Wanamaker.
9. Mrs. Peter Cooper Bryce.
10. Mrs. James Macartney.

Some of your many contributors may feel sure that they have selected the most beautiful women, but permit me to say that the most beautiful may go unmentioned in your or any one else's endeavor to bring out the fair ones; they may lie in some remote little town far from any means of receiving consideration in this most difficult task.

However, permit me to suggest the following women as those possessing the rare and honest distinction of being beautiful.

1. Miss Valrie Beland Martin.
2. Mrs. Francis.
3. Mrs. John T. Ryan.
4. Miss Mary Clark.
5. Miss Valrie Farmer.

ARTIST.

To the American Beauty Editor, The Evening World:

The list of the ten foremost American Beauties is, I think, the best that a discriminating public could make. Perhaps there might be a few changes, though I recognize Mrs.

FILL OUT THIS COUPON AND MAIL AT ONCE TO THE AMERICAN BEAUTY EDITOR, THE EVENING WORLD, NEW YORK CITY:

I WISH TO NOMINATE AS AMERICAN BEAUTIES:

NAME ADDRESS

WE HAVE WITH US: "SNOWBALL NO. 2"

Brazil Won't Have the Persistent Stowaway Back, So He's "On" Uncle Sam.

"Snow Ball No. 2," black as soot, otherwise Henry Joseph, born nineteen years ago in the Island of Santa Lucia, British West India, and ambitious to be a pugilist, is "on" Uncle Sam. For the third time authorities at Ellis Island have rated him as a stowaway from incoming ships. Last month they sent him to Brazil on the steamship Huron, but the authorities there threatened to fine the ship's captain if he permitted Snow Ball No. 2 to land; so he brought Snow Ball back again. He can't be sent to his home island because there are no ships running there.

For the time being Snow Ball No. 2 is without a country. It all depends upon whether the British Consul will grant him a passport for Santa Lucia. Meantime, Joseph told a board of inquiry to-day he wanted to enter this country and become such a good citizen Brazil would be ashamed for turning him back.

THREE CLAIM BODY AS LOST HUSBAND

Each Woman's Description Fits—Hours Required to Unravel the Tangle.

BOSTON, Sept. 3.—The body of "Flash" Rogers, a boxer who committed suicide by gas, was given to-day to Mrs. Ruth E. Rogers of Houston, Tex., as that of Manuella Rogers, her husband, after two other women had claimed it.

The description which each woman gave of her missing husband fitted the body almost exactly and the names were identical, but the possibility that he had married all three was eliminated by the dates they gave. It required several hours for the authorities to dispose of the conflicting claims.

Shipyard Fire Put Out by Quick Work.

A fire in the Federal Shipbuilding Company yards at Kearny, N. J., early to-day was confined to a carpenter shop, where it started, by quick work on the part of the Kearny and Harrison departments. The damage was about \$4,000. A third alarm was sent to the Jersey City department, but the blaze was under control on its arrival.

BROKER HELD FOR LARCENY.

Morris I. Horowitz, a coffee broker of No. 129 Front Street, was arraigned before Judge McIntyre in General Sessions yesterday on an indictment charging him with grand larceny. He was admitted to bail in \$25,000.

Horowitz, it is alleged, bought 200 bags of coffee which were damaged at sea by fire. After trying to collect insurance for the Bank of the United States, it is charged, he contacted \$25,000 from Chubb & Son, adjusters for the Federal Insurance Company, diverting the money to his own use.

AMERICAN FLIERS GIVE BRILLIANT SERVICE TO POLES

"Splendid Co-operation" on Southern Front Commended in Communique.

WARSAW, Sept. 2.—Polish troops have entered the city of Suwalki, nineteen miles north of Augustowo, and have been given an enthusiastic welcome, according to an official statement issued here to-day.

Gen. Budenny, the Russian Bolshevik commander, who has been attempting to break the Polish lines in Galicia, and who has suffered what appears to be a decisive defeat, is rapidly retreating, it is said.

The Kosciuszko Squadron, the noted aerial force comprised largely of Americans, played a prominent part in the defeat of Gen. Budenny. The official statement mentions "the splendid co-operation on the southern front of the flying squadrons," and it adds that it "must be recognized that the aviators contributed in a considerable degree to the favorable development of our counter-action, and it is at present pending wonderful services."

The southern front aviation service includes the Kosciuszko Squadron, which is under command of Major Cedric Fauntleroy of Chicago.

12 P. O. EMPLOYEES INDICTED FOR THEFT

One Woman Among Defendants Accused of Stealing Letters and Packages.

Twelve employees of the New York Post Office were indicted by the Federal Grand Jury to-day on charges of stealing letters and packages containing money and valuables. One is a woman, Miss Alice E. Lewis, accused of stealing five letters containing a total of about \$75. Another, Harold Bauman, is accused of stealing a package containing a suit of clothes.

The others indicted are Felix Short, Fritz T. Pryme, Wayne J. Houston, Barney E. Hammett, William Merchant, Joseph Golub, Benjamin Rehwart, Joseph P. Cohen, William Schmidt and Morris Becker. Some are under arrest and bench warrants have been issued for the others. Most of the defendants were trapped through decoy letters and packages. It is alleged.

Gerard Heide Democratic Finance Body.

James W. Gerard, former Ambassador to Germany, has been appointed Chairman of the Finance Committee of the Democratic National Committee. It was announced here to-day. He will assume his new duties at once.

REAL ESTATE MEN SUBMIT DEMANDS FOR HOUSING PLANS

First of All Want Cessation of All Laws That Will Restrict Rent Profiteering.

Alexander McNulty, chief of the Legal Bureau of the Real Estate Board, told the Joint Legislative Housing Committee, sitting in the City Hall to-day, what the real estate interests expect the special session of the Legislature to do toward relieving the housing shortage. This is all the real estate interests want: Modification of the rent laws. Cessation of drastic legislation restricting rents.

Exemption of all new buildings, except business buildings from existing rent laws.

Tax exemption on all new buildings erected for dwelling purposes.

Exemption of issues of the Land Bank from taxation.

A memorial from the Legislature to the Interstate Commerce Commission asking that the railroads give priority to shipments of building material and shipments of coal to plants engaged in the manufacture of building material.

Amendments to the Tenement House Law to permit the speedy and inexpensive reconstruction or alteration of existing tenements.

A standard form of lease to be passed by the Legislature.

Abandonment of all plans for State or Municipal construction to add to housing facilities and

the adoption, instead, of legislation providing for State or Municipal aid for private enterprise.

"You lay considerable stress on the rent laws," said Senator Lockwood, Chairman of the Committee, to Mr. McNulty. "How do you account for acute housing shortage in communities where there are no rent laws of any kind in force?"

"Various factors contribute," replied the legal expert of the Real Estate Board.

"Can you give me the address of any house in this city where the landlord is not getting a fair return on his investment?" asked Senator Lockwood.

Mr. McNulty said he didn't have any such address with him, but thought he could get one. He complained about cruel tenants who, when given four months' notice of approaching termination of lease, fail to inform the landlord if they will renew or not, much to the landlord's distress.

HONOR FOR STRIKERS.

B. R. T. Men, Now Out, to Head Labor Day Parade.

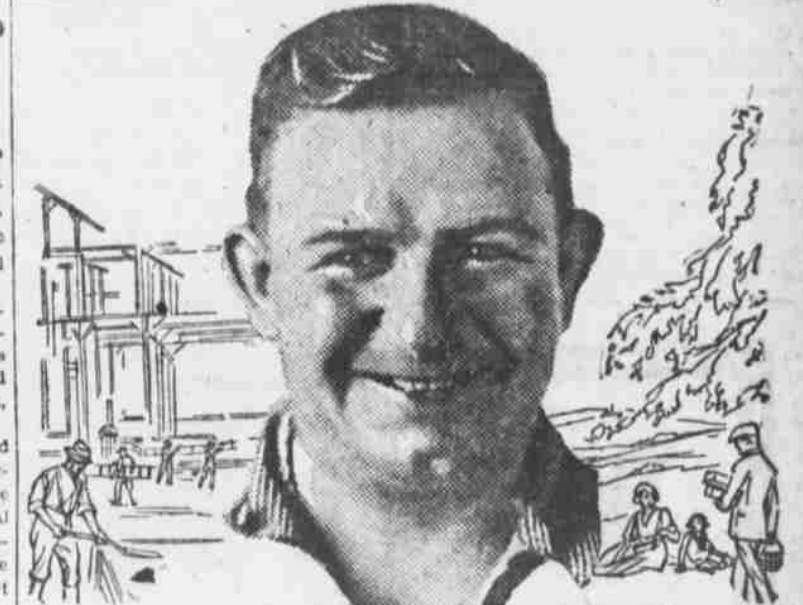
The striking B. R. T. employees, whether the strike is still on or not, are to lead the Labor Day parade in Brooklyn. This was decided at the meeting in the Brooklyn Labor Lyceum last night. John B. Coughlin, President of the Central Labor Union of Brooklyn and Queens, attended the meeting and in a brief speech offered the men the honor position in the line, and the offer was accepted.

ANCRE CHEESE

With the Genuine Roquefort Flavor

A wonderfully smooth cheese, a wonderfully rich Roquefort flavor, and a most wonderful new wrapper that fully protects the goodness of Ancre Cheese.

MADE BY SHARPLESS, PHILA.



United Candy
"Happiness in Every Box"
For the Week-End and LABOR DAY

At outings in the parks or country—on sunny beaches or river trips—at home parties—wherever a happy family is made happier by the presence of father, or son, or daughter, enjoying the extra holiday, the gathering can be made happier still by a supply of delicious UNITED CANDIES.

SPECIAL TODAY AND SATURDAY

All our stores will be closed on Labor Day

Chocolate Covered Full Cream Caramels, 54c lb. Fresh, rich cream, pure cane sugar, deliciously flavored and chocolate coated.

Traymore Chocolates and Bon Bons, 89c lb. Fruit creams, Jordan almonds, and fancy bon bons.

Milk Chocolate Covered Cherries, 64c lb. Delicious maraschino cherries, centered in cream and chocolate dipped.

Home-Made Combination, 2 lbs.—\$1.29 Widely varied, old favorites—fudge, jellies, stuffed fruits, nut roll, etc.

Milk Chocolate Covered Almonds, 99c lb. Prime, nutritious almonds in cream, thickly coated with chocolate.

Assorted Chocolate Fruit Jellies, 59c lb. Fig, apricot, raspberry and crushed pineapple jellies, thickly chocolate coated

Special Week-End Assortment, 7 lbs.—\$4.94 A ready wrapped package, containing all the above specials.

Home-Made Combination, 2½ lbs., \$1.49 Specially packed for Labor Day in a beautiful hinged tin

This attractive assortment contains wrapped caramels, assorted coconut bon bons, assorted chocolates, toasted marshmallows, assorted fudge, peppermint and wintergreen wafers and Mexican delights.

Salt Water Taffy Special 39c lb. Whites of fresh eggs, sugar, cream, butter—deliciously flavored.

Toasted Marshmallows Special ½ lb. 25c Deliciously light, puffy marshmallows, toasted to a turn.

FULL WEIGHT—16 ounces of CANDY in every pound box. Union Square, 14th Street "Largest Candy Store in the World" 2249 Broadway, nr. 80th St. Hudson Terminal Building 42nd and 43rd Street 1343 Broadway, nr. 36th St. Fulton and Nassau Streets between 5th and 6th Aves. 1272 Broadway, nr. 33rd St.

UNITED RETAIL CANDY STORES

MILLER

"Better Chocolates at a Lower Price"

CANDIES

Turkish Paste—A really Oriental delicacy of candymakers. Flavors of real fragrance as sweet to the palate as a rose is to the nose. You'll declare a firm allegiance to this dainty Pound Box sweet.

34c

Bitter Sweet Italian Creams—Yum! Yum! Just like a plum of rare delicacy! Vanilla flavors the soft cream centre, while the chocolate is a very distinctive blend with a touch of bitter and sweet.

49c

Assorted Milk Chocolates—Baskets of Miller's far-famed Milk Chocolate—velvety, creamy, rich—filled with luscious cream flavored with the extract of fresh orchard fruits. A confection with real tang!

49c

Milk Chocolate Nutterd Royals—Delicious nuggets of nuts and chocolate. All the Miller tricks of candy-making are centered in these delicious sweet-nuts. You'll like 'em!

49c

At Miller's Every Pound Box Contains 16 Ounces of Candy

421 Broadway, 5th Floor, At Canal St.
535 Broadway, At Spring St.
742 Broadway, At 41st St.
1440 Broadway, At 41st St.
1608 Broadway, At 41st St.
120 Nassau St., Between E. & W. 7th St.
640 Broadway, At Market St. Opp. Wanamaker's